

**MINUTES**  
**City of Newport Planning Commission**  
**Regular Session**  
**Newport City Hall Council Chambers**  
**May 8, 2023**

**Planning Commissioners Present:** Bill Branigan, Bob Berman, Jim Hanselman, Braulio Escobar, John Updike (*by video*), and Marjorie Blom.

**Planning Commissioners Absent:** Gary East (*excused*).

**City Staff Present:** Community Development Director (CDD), Derrick Tokos; and Executive Assistant, Sherri Marineau.

1. **Call to Order & Roll Call.** Chair Branigan called the meeting to order in the City Hall Council Chambers at 7:09 p.m. On roll call, Commissioners Branigan, Berman, Hanselman, Escobar, Updike, and Blom were present.

2. **Approval of Minutes.**

A. **Approval of the Planning Commission Work Session Meeting Minutes of April 24, 2023.**

**MOTION** was made by Commissioner Berman, seconded by Commissioner Hanselman to approve the Planning Commission Work Session meeting minutes of April 24, 2023 with minor corrections. The motion carried unanimously in a voice vote.

B. **Approval of the Planning Commission Regular Session Meeting Minutes of April 24, 2023.**

**MOTION** was made by Commissioner Berman, seconded by Commissioner Hanselman to approve the Planning Commission Regular Session meeting minutes of April 24, 2023 as written. The motion carried unanimously in a voice vote.

3. **Public Comment.** None were heard.

4. **Action Items.**

A. **File 2-CUP-23: Final Order and Findings South Beach Church Conditional Use Permit.**

**MOTION** was made by Commissioner Berman, seconded by Commissioner Escobar to approve the Final Order and Findings of Facts for File No. 2-CUP-23 with conditions. The motion carried unanimously in a voice vote.

B. **File 1-CP-21, Action on Recommended Housing Production Strategies.**

Tokos reviewed the staff memorandum concerning the Housing Production Strategies (HPS) report. He reported that there were around 49 people who attended the in person open house. The meeting included a live polling element. The polling results made it obvious what the public's highest priorities were. Tokos noted the report would go to the City Council on June 15th and they

would adopt the HPS by resolution. He pointed out this was a flex document that could be adjusted over time. Tokos ran through the summary and asked the Commission for their thoughts on what they wanted to share with the City Council.

Berman asked if there was any effort to make the revitalization in the City Center more affordable. Tokos explained it depended on the project, but there were opportunities to get affordable housing with a percentage of the units being available at 60 percent to 80 percent median area income. Berman asked what the 120 percent of the median sales price was. Tokos thought it was in the \$400,000 range.

Tokos went over the strategies to reduce housing development barriers; to allocate CET funds to support affordable housing development; and to lobby the legislature for support of housing development and remove regulatory barriers. Berman asked if the City Council hired someone to do the lobbying for Newport. Tokos reported the Council had a lobbyist they worked with for the dam and new reservoir. Newport had lobbyist at the federal and state levels that they would hire. Tokos noted that the Council used the League of Oregon Cities, and also engaged state representatives directly.

Tokos reviewed the strategy to participate in the regional homelessness action plan and establish a low barrier emergency center. He reported that currently the Council and the County provided money to Grace Winds for hotel voucher funds. The Episcopal church wanted to rally the community to do rotating warming centers. They needed at least four churches onboard to do this to make it work. Berman asked if the recreation center could be a warming center. Tokos reported they thought about it, but because of the other uses at the center they never went down that path.

Tokos reviewed the support of a regional housing entity focused on low- and moderate-income housing; participating in a regional homeless plan; paying system development charges for workforce housing; partnerships with Community Land Trusts; supporting outreach in education to promote equitable housing access; pursuing a UGMA with the County; and researching a rental housing maintenance code feasibility. Escobar was concerned that there were already safeguards built into the statutes for renters. Landlords were already required to have habitable dwelling units, which were clearly defined as having adequate water, sewage, eating, garbage disposal, and roofs. These were already addressed in the state statutes. Escobar thought that if they were going to add another layer here, someone would have to fund it. If the landlords had to fund it they would want to increase their rents. Escobar didn't see it being a pressing need compared to finding housing for people. Tokos noted this wasn't a commitment to do anything, it would be looking at the feasibility to do a program and research what would be involved with doing it so policymakers could weigh whether or not they wanted to do it. Berman asked if part of it would be an assessment of existing rental housing conditions. Tokos thought that doing that in of itself would be a huge time and resource step. A cursory one could be done to look at the data perspective and find the number of multifamily units and determine which ones were built before 1970 to find the age of the rental stock. Berman asked if rental housing was subject to Fire Department inspections. Tokos reported the larger multifamily units were. They wouldn't look at one and two family rentals because they didn't even know where they existed. Escobar noted the legislature was considering bills to address rental control to limit the amount of rent increases, and to modify the eviction process. He wondered if some of these issues were already being considered at the state level. Tokos thought this would be something to pass along to the Council to ask them be cognizant of what might be coming through the legislature when they looked at the issues. What the legislature did could significantly influence this on a number of fronts.

Tokos stated that what he was hearing from the Commission was there were some concerns on strategy “M” to research a rental housing maintenance code feasibility, and a request to be cognizant of what might be coming down the pipe from the legislature. Updike thought for “M” rather than beefing up the code they could provide better access to advocacy for tenants on how best to advocate for their needs. This would be a matchmaking between tenants and resources that could help them force a landlord to do the right thing, and would be a lot less expensive than a maintenance code team. Tokos reported he had heard concerns from existing property owners who owned multifamily properties that the rules were getting such that they weren’t really interested in continuing to own multifamily property. This was because they were having to be so accommodating to tenants, including those that were no longer paying their rent, for example. It was no longer attractive to have multifamily as an investment and owners wanted to get out of those properties.

Tokos would summarize what the Commission’s thoughts were and provide it in a staff report to the City Council.

**C. Initiate Legislative Amendments for Multi-Family/Commercial Trash Enclosure Standards.**

**MOTION** was made by Commissioner Escobar, seconded by Commissioner Berman to initiate the legislative amendments for multi-family/commercial trash enclosure standards. The motion carried unanimously in a voice vote.

5. **Public Hearings.** None were heard.

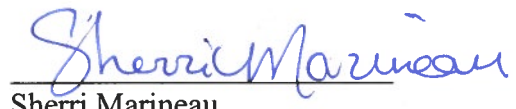
6. **New Business.** None were heard.

7. **Unfinished Business.** None were heard.

8. **Director Comments.** Berman asked if the appeal for the hotel on the Bayfront would be limited to the record without having any addition public testimony. Tokos explained the way the code worked was the appellant would have their opportunity to make their case on the record, staff would provide a staff report, and then the Council would deliberate. Berman asked if Tokos would present the staff report. Tokos would be presenting this as the nature of the Planning Commission’s decision, and go through what the rationale was on the one particular issue, and go over thing that were in play with the conditional use criteria so the Council had the full context of the whole package. If there were any issues in the appellant’s support brief that the City Attorney believed the Council couldn’t consider, he would point this out to them. Berman asked if staff would present the rationale for why the Commission could have approved this based on the buildings that weren’t there anymore. Tokos explained he would go through the Commission’s decision to not grant the adjustment for the parking. Because the adjustment for parking was denied, he would talk about what the standards were so the Council understood everything and had the full context of what the entire permit package was. Escobar asked if the Commission could review the staff report before the Council. Tokos noted the City Manager would be doing most of the presentation to the Council on this. He would not be advocating on it. Tokos would lay out what the decision was and stick to what was articulated in writing that had been signed off. He wouldn’t deviate from it. The appellants were the only ones making arguments. The staff report would be provided to everyone at the same time it was provided to the Council.

9. **Adjournment.** Having no further business, the meeting adjourned at 8:24 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Sherri Marineau". The signature is fluid and cursive, with the first name "Sherri" and last name "Marineau" clearly distinguishable.

Sherri Marineau  
Executive Assistant